



DISTRICT OF NEW JERSEY  
UNITED STATES BANKRUPTCY COURT  
Caption in Compliance with D.N.J. LBR 9004-1(b)

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Attorneys for Creditor Nationstar Mortgage LLC  
d/b/a Mr. Cooper

In Re:

IGNACIO R. VENTURA  
MAGALY Y. VENTURA

Debtor(s).

Order Filed on November 12, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 18-11795-rg

Hearing Date: November 6, 2019

Judge: Rosemary Gambardella

Chapter: 13

**ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following page, numbered two (2) and three (3) is hereby  
**ORDERED.**

**DATED: November 12, 2019**

A handwritten signature in cursive script that reads "Rosemary Gambardella".  
\_\_\_\_\_  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

**Page 2**

Debtor: IGNACIO R. VENTURA AND MAGALY Y. VENTURA

Case No.: 18-11795-rg

Caption of Order: **ORDER VACATING AUTOMATIC STAY**

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Upon the motion of Creditor, Nationstar Mortgage LLC d/b/a Mr. Cooper, on behalf of itself and its successors and/or assigns (hereinafter collectively “Secured Creditor” and/or Movant), under Bankruptcy Code §362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown,

ORDERED as follows:

1. The automatic stay of Bankruptcy Code Section 362(a) is vacated to permit the movant its successors and/or assigns to institute or resume and prosecute to conclusion one or more action(s) in the court(s) of appropriate jurisdiction to foreclose mortgage(s) held by the movant upon the following:

Land and premises commonly known as 18 Knapp Avenue, Clifton, NJ 07011.

It is further ORDERED that the movant, its successors or assignees, may proceed with its right and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff’s sale, in addition to potentially pursuing other loss mitigation alternatives, including but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff’s sale (or purchaser’s assignee) may take any legal action for enforcement to possession of the property.

The movant may join the debtor and any trustee appointed in this case as defendants in its foreclosure action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this Order on the debtor, any trustee and any other party who entered an appearance on the motion.

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The Trustee shall receive notice of any surplus monies received.

**Certificate of Notice Page 4 of 4**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Ignacio R. Ventura  
 Magaly Y. Ventura  
 Debtors

Case No. 18-11795-RG  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Nov 12, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 14, 2019.  
 db/jdb +Ignacio R. Ventura, Magaly Y. Ventura, 18 Knapp Ave., Clifton, NJ 07011-1319

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 14, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 12, 2019 at the address(es) listed below:

Charles G. Wohlrab on behalf of Creditor Nationstar Mortgage LLC cwohrlab@LOGS.com, njbankruptcynotifications@logs.com  
 Charles G. Wohlrab on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper cwohrlab@LOGS.com, njbankruptcynotifications@logs.com  
 David E. Sklar on behalf of Debtor Ignacio R. Ventura dsklar@scuramealey.com, ecfbkfilings@scuramealey.com;mmack@scura.com;lrichard@scura.com;lleon@scura.com  
 David E. Sklar on behalf of Joint Debtor Magaly Y. Ventura dsklar@scuramealey.com, ecfbkfilings@scuramealey.com;mmack@scura.com;lrichard@scura.com;lleon@scura.com  
 David L. Stevens on behalf of Debtor Ignacio R. Ventura dstevens@scuramealey.com, ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;mmack@scura.com;lrichard@scura.com;lleon@scur a.com  
 David L. Stevens on behalf of Joint Debtor Magaly Y. Ventura dstevens@scuramealey.com, ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;mmack@scura.com;lrichard@scura.com;lleon@scur a.com  
 Jeanette F. Frankenberg on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper cmecf@sternlav.com  
 John R. Morton, Jr. on behalf of Creditor ACAR Leasing LTD d/b/a GM Financial Leasing ecfmail@mortoncraig.com, mortoncraigecf@gmail.com  
 Julie Cascino on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper jcascino@grosspolowy.com, ecfnofices@grosspolowy.com  
 Lynn Therese Nolan on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper ecfnofices@grosspolowy.com, lnolan@grosspolowy.com  
 Marie-Ann Greenberg magecf@magtrustee.com  
 Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation rsolarz@kmlawgroup.com  
 Stephen M. Hladik on behalf of Creditor PPR DE II, LLC shladik@hoplawyers.com, pfranz@hoflawgroup.com  
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 14